

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, FEBRUARY 8, 2021 7:00 P.M.**

Members Present: Silkaitis, Payleitner, Lemke, Gruber, Bancroft, Vitek, Pietryla, Bessner, Lewis

Members Absent: Stellato

Others Present: Mark Koenen; City Administrator, Rita Tungare; Director of Community & Economic Development, Russell Colby; Assistant Director of Community & Economic Development, Rachel Hitzemann; City Planner, Ciara Miller; Econ. Dev. Planner

1. CALL TO ORDER

The meeting was convened by Chair Payleitner at 7:00 p.m.

2. ROLL CALLED

Roll was called:

Present: Silkaitis, Payleitner, Lemke, Gruber, Bancroft, Vitek, Pietryla, Bessner, Lewis

Absent: Stellato

3. OMNIBUS VOTE – None.

4. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Presentation of a Concept Plan for KFP Planned Unit Development (northeast corner of route 64 and Dunham Road, KFP Family Associates)

Ms. Miller presented the Executive Summary posted in the meeting packet.

Rachel Robert, attorney, 300 E. 5th Ave., Naperville, presented background information on the parcels. She noted their proposed project will result in a reduction of curb cuts. They would like to reconfigure the entire 3.5-acre site into a more efficient and synergistic retail/restaurant development in two separate phases. The first phase is proposed now and will involve the proposed subdivision and Phase 1 PUD for Taco Bell, Circle K, the former Corfu, and Franky's properties. The subdivision will consist of creating 3 lots out of the existing 4. Phase 2 will likely occur at a later date and will involve a subdivision and PUD for Bosa Donuts and Jersey Mikes properties.

Tony Sgarlata, director of real estate for Circle K, and Ryan Swanson, civil engineer, gave a summary of their site plan.

Ald. Silkaitis asked if they addressed the Plan Commission's concerns about some more green space. Mr. Swanson said they are looking into that.

Ald. Gruber stated the plan looked great and the choices being made were intentional. She would be interested in hearing more about the possibility of widening the northern exit onto Dunham Road to accompany the separate left and right turn lane.

Ald. Pietryla noted overall it is a very nice plan and he felt a PUD was appropriate.

Ald. Bessner said the improvements presented will brighten that corner. He asked about the traffic pattern going westbound. Mr. Swanson said there should still be full access points.

Ald. Lewis liked the overall concept and appreciated sidewalks being included. She recommended making the sidewalk along Route 64 at least 8 ft. wide for safety reasons.

Ald. Lemke said the concept is definitely an improvement over what they currently have. He expressed appreciation for the improved access to the north.

Ald. Bancroft expressed support for the plan.

Ald. Vitek felt it was a great investment for the east side of town.

Chair Payleitner expressed appreciation for the references to the Comprehensive Plan, and the Plan Commission's suggestion to include a pedestrian way between Circle K and Franky's. She suggested doing the same by Taco Bell. She also appreciated the thoughtful curb cuts.

- b. Plan Commission recommendation to approve an Amendment to Special Use for PUD for Octane 93 Brewery, 1825 Lincoln Highway (St. Charles Commercial Center PUD)

Ms. Hitzemann presented the Executive Summary posted in the meeting packet.

Dan Soltis, CIMA Developers, 30W180 Butterfield Rd., said the intent of the expansion is to allow for additional brewing capacity. It will also allow for outdoor seating.

Jim Glascott, project civil engineer, WT Group, Hoffman Estates, reviewed the site plan.

All the aldermen expressed support for the project.

Ald. Lewis made a motion to approve an Amendment to Special Use for PUD for Octane 93 Brewery, 1825 Lincoln Highway (St. Charles Commercial Center PUD). Seconded by Ald. Lemke.

Roll was called:

Ayes: Lemke, Gruber, Bancroft, Vitek, Pietryla, Bessner, Lewis, Silkaitis

Absent: Stellato

Recused:

Nays:

Motion passed 8-0

- c. Plan Commission recommendation to approve a Special Use for PUD and PUD Preliminary Plan for McGrath Business Center, 4075 E. Main St.

Mr. Colby presented the Executive Summary posted in the meeting packet.

The aldermen appreciated the compromise with the sign and felt it was a great project.

Ald. Pietryla made a motion to approve a Special Use for PUD and PUD Preliminary Plan for McGrath Business Center, 4075 E. Main St. Seconded by Ald. Gruber.

Roll was called:

Ayes: Lemke, Gruber, Bancroft, Vitek, Pietryla, Bessner, Lewis, Silkaitis

Absent: Stellato

Recused:

Nays:

Motion passed 8-0

5. ADDITIONAL BUSINESS – None.

6. EXECUTIVE SESSION – None.

7. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS

Ald. Lewis thanked the Public Works department for the good work with the snow removal. Ald. Pietryla also noted he has received praise from residents regarding the good work done by Public Works.

8. ADJOURNMENT - Ald. Lewis made a motion to adjourn at 7:47 p.m. Seconded by Ald. Bessner. Approved unanimously by voice vote. Motion Carried.